

ORDINANCE NO. 720420-B

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

- (1) LOT 10, HILL VIEW ADDITION, LOCALLY KNOWN AS 3409 OWEN AVENUE, FROM "A" RESIDENCE DISTRICT TO "O" OFFICE DISTRICT; AND,
 - (2) A 2.71 ACRE TRACT OF LAND, LOCALLY KNOWN AS 7708-7736 ED BLUESTEIN BOULEVARD FROM INTERIM "A" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "O" OFFICE, FIRST HEIGHT AND AREA DISTRICT; AND,
 - (3) A 5.52 ACRE TRACT OF LAND, LOCALLY KNOWN AS 2505 WESTLAKE DRIVE, FROM INTERIM "A" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "B" RESIDENCE, SECOND HEIGHT AND AREA DISTRICT; AND,
 - (4) A 3.23 ACRE TRACT OF LAND, LOCALLY KNOWN AS 2301-2369 BURLESON ROAD; 2233 PARKER LANE, FROM INTERIM "A" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "GR" GENERAL RETAIL, FIRST HEIGHT AND AREA DISTRICT; AND,
 - (5) A ONE ACRE TRACT OF LAND, LOCALLY KNOWN AS 2505-2603 BURLESON ROAD, FROM "B" RESIDENCE DISTRICT TO "GR" GENERAL RETAIL DISTRICT;
- ALL OF SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations as follows:

- (1) From "A" Residence District to "O" Office District
on the property described in File C14-68-100, to-wit:

Lot 10, Hill View Addition, as recorded in Book 3,
Page 25, of the Plat Records of Travis County, Texas,

locally known as 3409 Owen Avenue, in the City of Austin, Travis County, Texas.

- (2) From Interim "A" Residence, Interim First Height and Area District to "O" Office, First Height and Area District on the property described in File C14-68-296,
to-wit:

A 2.71 acre tract of land, same being out of and a part of the John Applegate Survey in Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a steel pin at the most northerly corner of Lot 24, University Hills, Section 4, Phase 3, a subdivision of record in Book 33 at Page 33 of the Plat Records of Travis County, Texas, same being the most westerly corner of the herein described tract of land, which point of beginning is in the present corporate limit line of the City of Austin as adopted by ordinance dated June 1, 1967, and which point of beginning is in the proposed corporate limit line of the City of Austin;

THENCE with the proposed corporate limit line of the City of Austin, in an easterly and northerly direction with the following two (2) courses:

1. N 83° 05' E 64.03 feet to a point;
2. N 02° 15' E 254.58 feet to a point in the south or southwest right-of-way line of Ed Bluestein Boulevard, and which point is the most northerly corner of the herein described tract of land;

THENCE continuing with the proposed corporate limit line of the City of Austin, same being the said south or southwest right-of-way line of Ed Bluestein Boulevard, S 69° 35' E 345.00 feet to the most easterly corner of the herein described tract of land;

THENCE continuing with the proposed corporate limit line of the City of Austin, in a southerly direction with the following five (5) courses:

1. S 26° 31' W 310.47 feet to a point;
2. S 82° 01' W 65.30 feet to a point;
3. S 35° 35' W 35.81 feet to a point;
4. S 08° 43' E 52.19 feet to a point;
5. S 36° 29' W 91.61 feet to a point in the north or northeast line of Lot 20 of the aforesaid University Hills, Section 4, Phase 3, same being the aforesaid present corporate limit line of the City of Austin as adopted by ordinance dated June 1, 1967, which point is the most southerly corner of the herein described tract of land, and from which point a steel pin at the most easterly corner of said Lot 20, bears S 50° 02' E 22.21 feet;

THENCE with the said present corporate limit line of the City of Austin as adopted by ordinance dated June 1, 1967, in a northwesterly direction to the POINT OF BEGINNING,

locally known as 7708-7736 Ed Bluestein Boulevard, in the City of Austin, Travis County, Texas.

- (3) From Interim "A" Residence, Interim First Height and Area District to "B" Residence, Second Height and Area District on the property described in File C14-67-068, to-wit:

A 5.52 acre tract of land, located southeasterly of Lots 33 and 34, Lakeshore Addition, being a subdivision of the Wilkinson Sparks Survey located in Travis County, Texas, as same appears of record in Volume 3, Page 30, Travis County Plat Records, being a portion of the area southeast of Lots 33 and 34, lying east of the paved county road and all that portion of land inundated by the waters of Lake Austin which would be encompassed by the extension of the north line of Lot 34 and the extension of the south line of Lot 33 in an easterly direction to the original waters of the Colorado River and easterly

line of the Wilkinson Sparks Survey, being more particularly described by metes and bounds as follows:

FIRST TRACT: Included within the boundaries described by the extension of the southwesterly line of Lot 35, and the extension of the southwest line of Lot 33 of the Lakeshore Addition, as aforesaid, to the Colorado River, as conveyed by a quit claim deed of record in Volume 814, Page 229, Travis County Deed Records, S. J. Larson and wife, to B. M. Paul.

BEGINNING for north corner of this tract at an iron rod which is S 52° 04' E 25.5 feet more or less from center of present pavement of West Lake Drive and S 52° 04' E 366.80 from an old iron pipe at the north corner of Lot 34 from which north corner of Lot 34 an iron pipe at the north corner of Lot 36 bears N 37° 50' E 200 feet and from which north corner of Lot 34, an old iron pipe (not the car axle) at west corner of Lot 33, bears S 65° 33' W 130.04 feet, said north corner of tract herein described being S 52° 04' E 59.4 feet from the most southwest corner of Lot 35 at shore line, as called for on the original plat of record for Lakeshore Addition, Plat Book 3, Page 30-31;

THENCE S 52° 04' E at 197.39 feet past an iron pipe (not found) called for in Survey of Jas. T. Watson survey and in deed field notes from W. E. Boake to Mrs. Maberry, said Watson erroneously calling this iron pipe the most south corner of Lot 35, in all 278.59 feet along a red fence post line an extension of the line common to Lots 34 and 35 ending in a red fence post at the northeast end of a stone wall for most east corner of this tract;

THENCE S 22° 49' W 35.4 feet with stone wall to an iron rod at its south corner for south corner of First Tract;

THENCE N 66° 23' W 284.63 feet for southeasterly line of this tract and northwesterly line of 2nd Tract to an iron rod, on the easterly line of West Lake Drive for most west corner of this tract and most north corner of 2nd Tract (Steel pin called for in Watson Survey not found).

THENCE N 31° 22' E 105.28 feet with easterly line of West Lake Drive to the PLACE OF BEGINNING, and being further described as follows:

SECOND TRACT: Included within the boundaries described by the extension of the southwesterly line of Lot 35 and the extension of the west line of Lot 33, Lakeshore Addition, as aforesaid, to the Colorado River as conveyed by a quit claim deed, Volume 814, Page 229.

BEGINNING at most west corner of First Tract, an iron rod, set on south-easterly line of West Lake Drive for most north corner of this tract;

THENCE with northeast line of this tract and southwest line of First Tract S 66° 23' E 284.63 feet to an iron rod at south corner of stone wall for interior corner of this tract at south corner of First Tract;

THENCE N 22° 49' E 35.4 feet with stone wall to red fence post at east corner of First Tract on the line between Lakeshore Addition, Lots 34 and 35,

extended southeast toward the old Colorado River channel, for a north corner of this tract;

THENCE S 52° 10' E with the line of Lots 34 and 35 extended to the westerly bank of the Colorado River and the easterly line of Original Survey by name of Wilkinson Sparks;

THENCE with Wilkinson Sparks Survey southeasterly line down the Colorado River in intersection with the line between Lots 33 and 34 in a south-westerly direction for most south corner of this tract;

THENCE N 24° 25' W with the southeasterly extension of Lots 32 and 33 of Lakeshore Addition an iron pipe on southeast line of West Lake Drive from which point an iron pipe set for the shore line at east corner of Lot 32 and south corner of Lot 33, bears N 24° 48' W 98.7 feet, which latter point bears S 24° 36' E 428.89 feet from the iron pipe, near an automobile axle, at the most west corner of Lot 33 and most north corner of Lot 32, from which north corner of Lot 32 the north corner of Lot 34, bears N 65° 33' E 130.04 feet;

THENCE with southeast line of West Lake Drive and northwest line of this tract N 31° 22' E 255.28 feet to the PLACE OF BEGINNING,

locally known as 2505 Westlake Drive, in the City of Austin, Travis County, Texas.

- (4) From Interim "A" Residence, Interim First Height and Area District to "GR" General Retail, First Height and Area District on the property described in File C14-69-135, to-wit:

A 3.23 acre tract of land being all of that certain tract or parcel of land out of the Santiago Del Valle Grant, Travis County, Texas, being all of those six tracts of land as conveyed by Chester C. Buratti to Soledad Guajardo and Ramiro P. Diaz, as recorded in Volume 2749, Page 141, of the Deed Records of Travis County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake at the northwest corner of the said Guajardo tract and Diaz tract at the southeast corner of that certain tract of land as conveyed to the Church of Latter Day Saints as recorded in Volume 2408, Page 535, of the Deed Records of Travis County, Texas, and in the west line of that certain tract of land as conveyed to Olga T. Schneider, as recorded in Volume 695, Page 420, of the Deed Records of Travis County, Texas, for the northeast corner hereof;

THENCE along the west line of the said Schneider tract S 29° 33' W for a distance of 359.39 feet to a fence post, and S 29° 00' W for a distance of 191.92 feet to an iron stake in the northeast line of Burleson Road, for the southeast corner hereof;

THENCE along the northeast line of Burleson Road N 06° 56' W for a distance of 342.36 feet to an iron stake at a point of curve;

THENCE continuing along the northeast line of Burleson Road along a curve to the left whose Central Angle is $57^{\circ} 44'$ and whose subchords bear $N 27^{\circ} 20' W$ for a distance of 365.79 feet to an iron stake on a southeast city limit line of the City of Austin, and $N 55^{\circ} 32' W$ for a distance of 149.80 feet to an iron stake in the East line of Parker Lane for the southwest corner hereof;

THENCE along the east line of Parker Lane, $N 29^{\circ} 54' E$ for a distance of 68.95 feet to an iron stake at the southwest corner of the said Latter Day Saints tract and the northwest corner of the said Guajardo & Diaz tract for the northwest corner hereof;

THENCE along the north line of the said Guajardo tract and the south line of the said Latter Day Saints tract, the following courses:

1. $S 59^{\circ} 51' E$ at a distance of 149.48 feet past an iron stake on the southeast city limit line, City of Austin, and continue on for a total distance of 427.31 feet to an iron stake;

2. $S 60^{\circ} 05' E$ for a distance of 23.80 feet to an iron stake;

3. $S 60^{\circ} 34' E$ for a distance of 49.81 feet to an iron stake;

4. $S 59^{\circ} 52' E$ for a distance of 50.16 feet to an iron stake;

5. $S 60^{\circ} 05' E$ for a distance of 105.96 feet to the PLACE OF BEGINNING,

locally known as 2301-2369 Burleson Road; 2233 Parker Lane, in the City of Austin, Travis County, Texas.

- (5) From "B" Residence District to "GR" General Retail District on the property described in File C14-70-121, to-wit:

A one acre tract of land, more or less, out of the Santiago Del Valle Grant, Travis County, Texas, and also being out of that certain tract conveyed to C.L.Reeves in Volume 3697, Page 1844 of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake at the intersection of the east line of Burleson Road and the east line of the Reeves tract;

THENCE along the east line of said Burleson Road $N 06^{\circ} 56' W$ for a distance of 330 feet to a point for the northwest corner hereof;

THENCE $N 87^{\circ} 39' E$ for a distance of 230 feet to a point in the east line of the said Reeves tract for the northwest corner hereof;

THENCE along said east line of the Reeves tract $S 29^{\circ} 39' W$ for a distance of 390 feet to the PLACE OF BEGINNING.

locally known as 2505-2603 Burleson Road, in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended and the necessity to allow expedient development of the land herein affected creates an emergency requiring that this ordinance become effective immediately; therefore, upon the final passage of this ordinance as required by law, this ordinance shall become effective immediately.

PASSED AND APPROVED

April 20, 1972

APPROVED:

Don F. Bath
City Attorney

ATTEST:

Elise Woosley
City Clerk

18APR72